139.0	0001	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,025,600 / 1,025,600
					USE VALUE:	1,025,600 / 1,025,600
					ASSESSED:	1,025,600 / 1,025,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEATHERMAN JASON W
Owner 2:	LIU CHEN
Owner 3:	
Street 1:	155 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MUELLO WENDY G TRUSTEE -
Owner 2:	ANTHONY G MUELLO MARITAL TRUST -
Street 1:	104 MIDDLE ST
Twn/City:	LANCASTER
St/Prov:	NH Cntry:
Postal:	03584

NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Brick Veneer Exterior and 1785 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6494.000	468,000	4,300	553,300	1,025,600
Total Card	0.149	468,000	4,300	553,300	1,025,600
Total Parcel	0.149	468,000	4,300	553,300	1,025,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 574.57 /Parcel: 574.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 89184

GIS Ref

GIS Ref

Insp Date 11/08/18

!10740!

PREVIOUS ASSESSMENT

Parcel ID 139.0-0001-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	468,000	4300	6,494.	553,300	1,025,600		Year end	12/23/2021
2021	101	FV	454,600	4300	6,494.	553,300	1,012,200		Year End Roll	12/10/2020
2020	101	FV	454,300	4300	6,494.	553,300	1,011,900	1,011,900	Year End Roll	12/18/2019
2019	101	FV	372,800	4300	6,494.	584,100	961,200	961,200	Year End Roll	1/3/2019
2018	101	FV	372,800	4300	6,494.	430,400	807,500	807,500	Year End Roll	12/20/2017
2017	101	FV	372,800	4300	6,494.	411,900	789,000	789,000	Year End Roll	1/3/2017
2016	101	FV	372,800	4300	6,494.	381,200	758,300	758,300	Year End	1/4/2016
2015	101	FV	332,900	4300	6,494.	319,700	656,900	656,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:17:14

LAST REV

Date	Time
09/20/19	13:14:32
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10740

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUELLO WENDY G	57556-77		9/30/2011		680,000	No	No		
MUELLO ANTHONY	54152-593		1/15/2010	Convenience	1	No	No		
	8855-530		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	89184
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2018	226	Heat App	22,687	C				
8/18/2016	2047	Alterati	2,000	C				replace front & re
5/30/2014	569	Inter Fi	15,000					
9/4/2013	1326	Redo Bat	51,440	C				
9/28/2012	1253	Redo Kit	40,000	C				
8/5/2010	956	Temp Ten	650					

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
6/19/2014	Info Fm Prmt	PC	PHIL C
5/6/2014	External Ins	PC	PHIL C
1/23/2014	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
7/2/2012	Measured	JBS	JOHN S
12/30/2011	MLS	EMK	Ellen K
11/11/2008	Meas/Inspect	345	PATRIOT
12/7/1999	Inspected	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6494		Sq. Ft.	Site		0	90.	0.95	10									553,338						553,300	

Total AC/HA:	0.14908	Total SF/SM:	6494	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	553,338	Spl Credit		Total:	553,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26764703
Const Adj.:	1.04550695
Adj $ / SQ:	172.293
Other Features:	115050
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574893
Depreciation:	106930
Depreciated Total:	467963

COMMENTS

OF= SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

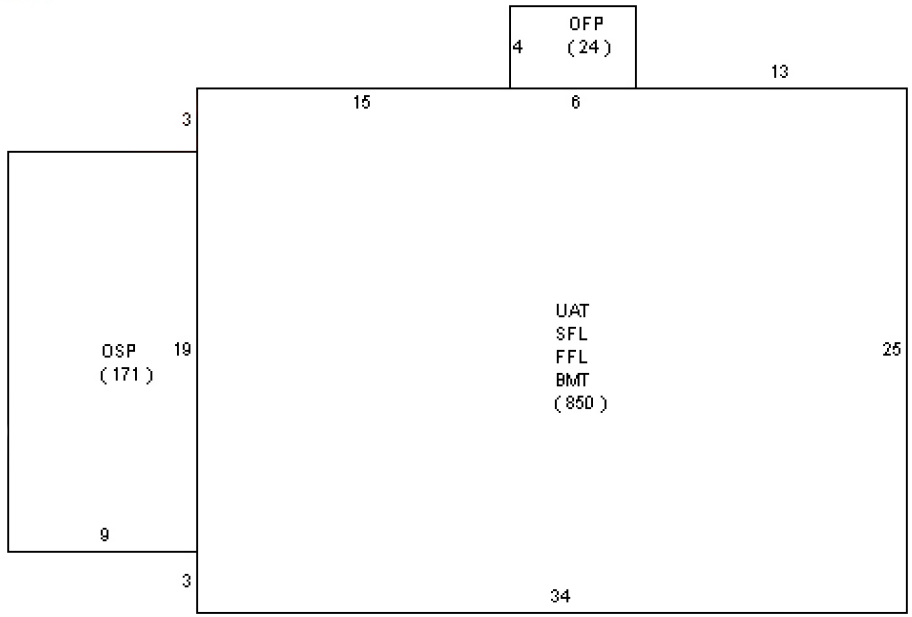
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	208.48
Special Features:	0	Val/Su Net:	158.22
Final Total:	468000	Val/Su SzAd	275.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	850	51.690	43,935
FFL	First Floor	850	172.290	146,449
SFL	Second Floor	850	172.290	146,449
UAT	Upper Attic	213	79.940	16,988
OSP	Screen Porch	171	30.070	5,142
OFP	Open Porch	24	46.000	1,104

Net Sketched Area:	2,958			Total:	360,067
Size Ad	1700	Gross Area	3595	FinArea	1785

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 139.0-0001-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1932	21.25	T	50	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300